

24th Annual Report

D.C. Historic Landmark and
Historic District Protection Act

MARCH 2003

TWENTY-FOURTH ANNUAL REPORT
to the Council of the District of Columbia
on Implementation of the
HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978

March 2003



Anthony A. Williams
Mayor

Gregory M. McCarthy
Lisa M. Burcham
State Historic Preservation Officer

Tersh Boasberg
Chairman, Historic Preservation Review Board

Andrew D. Altman
Director, Office of Planning

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PRESERVATION PLANNING	3
SURVEY AND INVENTORY OF HISTORIC PROPERTIES.....	3
HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION.....	4
National Register of Historic Places.....	7
PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES.....	7
Downtown Projects.....	8
Neighborhood Projects.....	8
Inspections and Enforcement.....	11
FEDERAL PROJECT (SECTION 106) REVIEW	11
Federal Projects.....	12
District Projects.....	12
PRESERVATION TAX INCENTIVES.....	13
DEVELOPMENT GRANTS AND COVENANTS.....	14
NEIGHBORHOOD OUTREACH AND PUBLIC EDUCATION.....	14
APPENDICES	
Permit Applications Reviewed under the Historic Protection Act.....	16
Public Hearings Held by the Mayor's Agent	17
Inspections and Enforcement of Preservation Law Violations	20
Historic Preservation Development Activity	21
Federal Projects Reviewed under Section 106 of NHPA.....	22
Properties Reviewed for Federal Preservation Tax Incentives	23

Among its provisions, the D.C. Historic Landmark and Historic District Protection Act of 1978 provides for an Annual Report on the implementation of the city's preservation program. This Twenty-Fourth Annual Report to the Council of the District of Columbia records the activities and accomplishments of the District's historic preservation program from October 1, 2001 to September 30, 2002. For further information, please call the Historic Preservation Office at (202) 442-8800.

EXECUTIVE SUMMARY

During the past year, the Historic Preservation Review Board (HPRB), State Historic Preservation Officer (SHPO), and Historic Preservation Office (HPO) of the Office of Planning handled an unprecedented volume of work resulting from dynamic public initiatives and the city's vibrant economy. Construction activity remained strong both downtown and throughout the city's 25 neighborhood historic districts. Vigilant enforcement of the preservation law continued. The volume of Federal projects, tax incentive rehabilitations, community grant projects, and historic landmark and district designations also increased. Highlights of this record year include:

- The HPO conducted 4049 permit and related reviews in FY02, *a 47% increase over the number reviewed in FY01 and a 152% increase over 1999 levels.*
- Enforcement activity entailed more than 550 project inspections and 148 infraction and violation notices. *The HPO hired a second historic preservation inspector in FY02 to improve enforcement capability and promote compliance with the preservation law.*
- The SHPO conducted 110 reviews of Federal projects and evaluated 147 properties for historic significance under Section 106 authority. *An unprecedented number of projects resulted from increased security demands at national monuments and major federal buildings.*
- The preservation staff reviewed 18 rehabilitation projects for tax incentive certification and 154 requests for easements for the purpose of Federal tax benefits. The completed projects represent a total private investment of \$63.8 million in certified rehabilitation costs and \$67.1 million in related development costs—*a level of investment that ranks the District 10th among all the states in total investment, and 1st among all the states in the average expense per project.*
- The HPRB designated nine historic landmarks, one new historic district, and one historic district expansion—*a significant increase over the seven landmark designations in FY01 and none in FY00.*
- The HPO also increased the amount of its assistance to neighborhood organizations this past year, expending a total of \$333,000 in federal grant money for 11 successfully completed projects—a 35% increase over the \$245,000 for the previous year. *For the first time HPO committed all of its federal grant funds to specific projects during the first year of availability, thereby promoting more effective disbursement of these funds prior to grant expiration deadlines.*

CITYWIDE PROJECTS

Preservation partnerships continued to be vital in accomplishing major citywide preservation initiatives. During the past year, the HPO:

- Completed a study identifying 200 historical sites for inclusion in an **African-American Heritage Trail**, through funds awarded to the D.C. Heritage Tourism Coalition (HTC);
- Developed prototypes for a citywide system of **Historic Landmark and Historic District Signage**, in coordination with HTC and the District Department of Transportation (DDOT);
- Worked with the **Coalition for Greater Preservation Enforcement, D.C. Preservation League**, and other groups to improve enforcement tools and combat demolition by neglect; and
- Launched a website maintained by **Georgetown University Law School Library**, with links to all official orders issued by the Mayor's Agent.

Preservation activities also involved communities in every ward. During the past year, the program accomplished the following:

WARD 1

- Concluded a Memorandum of Agreement on the rehabilitation of the **Tivoli Theater**.
- Supported the owners of **Clifton Terrace, Trinity Towers**, the **Roosevelt**, and the **Parkfair Apartments** in seeking federal rehabilitation tax credits
- Reviewed plans for the new **Bell-Lincoln Multicultural High School** and **Carlos Rosario Center**
- Completed an update of the 1989 survey of **Columbia Heights**
- Reviewed plans for modernization of **Banneker Recreation Center**
- Supported the National Historic Landmark designation of buildings on the **Howard University Yard**

WARD 2

- Reviewed major new apartment buildings in the **14th Street** and **Logan Circle** neighborhoods
- Provided leadership and direction for the Convention Center preservation fund for **Shaw**
- Reviewed infill projects in the **Shaw, Blagden Alley**, and **Mount Vernon Square** historic districts
- Funded a survey of the **Shaw East** neighborhood for possible historic district expansion
- Conducted continuing review of major downtown projects at the **Atlantic Building, Woodward & Lothrop, Carroll Square, Terrell Square** and **Calvary Baptist Church**
- Oversaw completion plans for the **International Spy Museum** and **Hotel Monaco**
- Supported downtown residential construction at the **United Mine Workers** and **Jefferson Place**

WARD 3

- Completed the final federal tax incentive certification of the award-winning **Alban Towers**
- Supported the retail and residential conversion of the **Wisconsin Avenue Sears**
- Resolved owner objections before designation of the **Grant Road Historic District**
- Concluded an agreement providing for the preservation and expansion of the **Tenleytown Firehouse**
- Funded a **Tenleytown Survey** of historic resources
- Helped resolve preservation and development issues at **Owl's Nest** and **Rosedale**
- Helped forge a Memorandum of Agreement allowing for expansion of the **Cleveland Park Giant**

WARD 4

- Reviewed two major housing major projects at the **Takoma Park** Metro station
- Funded a survey to study the possibility of expanding the **Takoma Park Historic District**
- Documented more than 50 Ward 4 congregations and buildings in the **Places of Worship Survey**
- Reviewed plans for modernization of **Brightwood Elementary** and **MacFarland Middle School**

WARD 5

- Funded an updating and augmentation of the **Brookland** historic resources survey
- Funded documentation of historic features at the **McMillan Reservoir** filter site
- Supported historic landmark designation of **Crummell School**
- Reviewed plans for complete renovation of **McKinley High School**

WARD 6

- Guided the **Near Northeast** historic study, documenting the unique history of this neighborhood.
- Provided ongoing design review of the **Bryan, Lenox, and Lovejoy School** residential conversions
- Supported expansion of the **Capitol Hill Historic District**
- Supported designation of **Gales School** and the **Atlas** and **Plymouth Theaters**
- Actively pursued egregious preservation law violations within the Capitol Hill Historic District

WARD 7

- Worked with the **Deanwood** community to investigate the potential for historic district designation
- Identified almost a dozen sites to be considered for the proposed **African-American Heritage Trail**
- Reviewed modernization plans for **Sousa Junior High School** and **Smothers Elementary School**

WARD 8

- Completed review of the **Unified Call Center** on the east campus of **St. Elizabeths Hospital**
- Funded a neighborhood history grant to update and expand the *Anacostia Story*
- Reviewed D.C.P.S. plans for **Birney Elementary School**

PRESERVATION PLANNING

Goals and priorities for the historic preservation program are established through the historic preservation planning process and its primary product, the D.C. Historic Preservation Plan. The Plan is periodically updated in consultation with government agencies, civic groups, and the general public. Planning activities also include the development of tools to support survey and documentation of historic properties—such as database management, preparation of aids to research, and historic context studies providing the background historical information needed to evaluate the significance of individual properties. Major preservation planning efforts during the past year included:

COMPLETED IN FY02

Near Northeast Historical Study

Historical and contextual study of the Near Northeast neighborhood including archival research and oral interviews (\$30,000 to Near Northeast Citizens)

Directory of Builders

Preparation of a database of builders in the District of Columbia operating between 1877 and 1922, vital for researching building permits and studying the development and growth of the city (\$12,900 to Pamela Scott)

FUNDED IN FY02 (FOR COMPLETION IN FY03)

D.C. Building Permit Data Collection (Phase I)

Systematic retrieval of historical data from archived D.C. building permits, documenting all buildings constructed after 1877 (\$18,000 to Brian Kraft)

SURVEY AND INVENTORY OF HISTORIC PROPERTIES

Historic resource surveys undertaken with federal matching grant funds are the primary means of documenting historic resources throughout the city. Survey sponsors and participants include Advisory Neighborhood Commissions, civic organizations, preservation professionals, educational institutions, and volunteers. Historic resource surveys undertaken during the past year included:

COMPLETED IN FY02

Eastern Shaw Historic District Survey

In-depth survey of the area east of 7th Street, west of New Jersey Avenue, south of U Street and north of the Mount Vernon Square Historic District (\$26,800 to Historical Society of Washington, D.C.)

Places of Worship Survey (Phase II)

Final phase of a comprehensive project to assemble historical documentation and a photographic survey of all of the city's places of worship (\$25,400 to Pamela Scott)

McMillan Water Treatment Plant

Documentation of the Frederick Law Olmsted landscape design for the city-owned portion of the McMillan Water Treatment facility, for comparison with a survey of current conditions at the site (\$16,000 to Parsons Engineering)

Expansion Survey for Takoma Park Historic District

Survey of buildings located immediately surrounding the Takoma Park Historic District, to study the possibility of expanding the district (\$9,300 to Historic Takoma, Inc.)

FUNDED IN FY02 (FOR COMPLETION IN FY03)

Tenleytown Survey

Survey of historic resources in Tenleytown, supporting the Upper Wisconsin Avenue Corridor Study by the Office of Planning (\$24,900 to the Tenleytown Historical Society)

HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION

The Historic Preservation Review Board evaluates and designates properties worthy of preservation for their contribution to the city's cultural heritage. During the past year, the Review Board designated nine historic landmarks and two historic districts for inclusion in the D.C. Inventory of Historic Sites. In each case, the HPO worked with applicants and property owners to resolve potential opposition prior to the designation hearings. The newly designated districts and properties are:

Capitol Hill Historic District Expansion

Expansion area bounded by 7th, M, 10th, and 11th Streets SE, between the Southeast Freeway and Navy Yard

One of the oldest and most architecturally diverse communities in the city, Capitol Hill reflects the social diversity and economic growth of the early capital. It includes early residential development clustered near the Capitol and Navy Yard, and much late-19th century expansion for middle-class workers in a mixture of housing types, with elaborate ornamental pressed-brick structures adjacent to simple, unadorned frame buildings. The expansion area includes extends the boundaries to preserve the important historical, commercial, transportation, and visual connection to the Navy Yard. Expansion area designated February 7, 2002 (effective April 22, 2002).

Chain Bridge Road School

2820 (2800) Chain Bridge Road, NW

One of only a few extant rural schools in Washington, this four-room schoolhouse from 1923 serves as a link and memorial to the post-Civil War community of former slaves and freedmen that grew up around the city's Civil War fortifications. Built across from Battery Kemble on a road that still retains its character as a rural lane, it replaced an 1865 frame schoolhouse on the site. Although designed by the prominent Municipal Architect, Albert Harris, the school is atypical and plainer than most other examples of his work. The two-story, hip-roofed building is poured-in-place concrete on the first story, and frame on the upper story, but uniformly clad in stucco, with large ganged multi-pane windows and a Colonial Revival entry surround. In 1940, the 17-year-old building was closed and its students transferred in mid-year to the Phillips-Wormley School in Georgetown, after a petition circulated among the white residents of the suburbanizing area cited dubious claims of declining enrollment and poor conditions. Designated June 27, 2002.

Crummell School

Kendall & Galludet Streets, NE

This neighborhood public school stands like a small-town courthouse at the center of Ivy City. It has long been a focus of community life, supported by the Ivy City Citizens Association. The school was named in honor of Alexander Crummell, the noted African-American clergyman, activist, educator, and founder of the American Negro Academy. Built in 1911-12 as an eight-room schoolhouse (and expanded in 1932), the building typifies the freely adapted Elizabethan Revival inspiration favored by Snowden Ashford, the city's first Municipal Architect, before Colonial Revival designs became standard for the city's public schools. Designated May 23, 2002.

Engine Company 20 (Tenleytown Firehouse)

4300 Wisconsin Avenue, NW

The Tenleytown Firehouse was the first major public structure built in Tenleytown. Its erection in 1900, when the area was still at the edge of the countryside, followed soon after the platting of the residential subdivisions of Armsleigh Park (1892), American University Park (1897), and North Cleveland Park. By enabling full-scale housing development, the firehouse both signalled and hastened the absorption of the former crossroads settlement into a growing metropolis. Officially Engine Company 20, the firehouse was designed by noted architect Leon Emile Dessez, Jr., in an Italianate Revival style. Facades are glazed buff brick and terra cotta, with overhanging scrolled eaves, terra cotta tile roof, and an expressed hose tower. In 1913, with the addition of Municipal Architect Snowden Ashford's one-story annex on the site of the former horse yard, it became the second motorized station in the city. The firehouse retained most of its exterior and interior features prior to rehabilitation, in which only the facades are to be retained. Designated February 7, 2002.

Franklin School (Interiors)

925 13th Street, NW

Built from 1865-69, Benjamin Franklin School was the flagship of a group of seven modern urban public school buildings constructed between 1862 and 1875 to house, for the first time, a comprehensive system of free universal public education in the Capital. The innovative *Rundbogenstil* ("round-arched style") design by Washington's preeminent German-American architect Adolf Cluss won international awards for modern public school design at the 1873 Vienna, 1876 Philadelphia, and 1878 Paris World Expositions. The building was the site of Alexander Graham Bell's "photophone" experiments in 1876, and housed the city's first designated high school in 1880. It served as an elementary school until 1925, and housed the administrative headquarters of the school system from 1928 to 1968.

The polychrome exterior, fully restored in 1990-92, is composed as a massive central block with side wings and facades of red brick and limestone, with turreted octagonal ventilation towers, patterned mansard roof, and cast iron trim including a bust of Franklin. Impressive volumetric spaces constitute the most important features of the interior. Notable are the broad twin staircase (reflecting the practice of segregating the sexes), the Great Hall with remains of the original frescoes in an architectural *trompe l'oeil* design, and the remarkable timber-frame roof truss system. Other features reflect both the original design and later adaptations in response to changing educational and administrative uses, evolving aesthetics, and technological advances. DC listing November 8, 1964; National Register listing April 11, 1973; National Historic Landmark designation June 19, 1996. Interiors designated September 26, 2002.

Gales School

65 Massachusetts Avenue, NW

One of few notable surviving buildings from Swampoodle, an old largely Irish and Italian working-class neighborhood around the Government Printing Office, Gales School still commands a prominent avenue site. Erected in 1881, it represents one of the first efforts to develop an improved prototype for local schools. At the direction of Congress, it was designed (along with its sister Webster School) by the Architect of the Capitol, Edward Clark. The twelve-room, Romanesque Revival building is built of pressed brick with molded belt coursing and a massive sandstone entranceway. The school was named in honor of Joseph Gales, Jr., the eighth mayor of Washington City. Designated May 23, 2002.

Grant Road Historic District

Roughly running along Grant Road, between Wisconsin and Nebraska Avenues, NW

The Grant Road Historic District encompasses a distinctive remnant of the settlement that once stretched out along the country roads crisscrossing Washington County. During the Civil War, the road helped link the ring of earthen forts defending the Capital, and afterwards it was integrated into the substantial community at Tenleytown. The road retains the narrow meandering character and shifting grade of a

rural byway, and it is still fronted by modest late-19th century frame houses, including the former Post Office and General Store on Wisconsin Avenue. Extant residences include well-preserved examples of “T”-houses, Italianate boxes, and various side- and front-gabled folk house forms. Designated February 28, 2002.

Mott Motors/Plymouth Theater/H Street Playhouse

1365 H Street, NE

Built in 1927-28, this one-story commercial building typifies the small automobile dealerships that, while located on traditional retail streets, helped transform the urban landscape through a transportation revolution. Designed by noted local firm of Upman & Adams, the commercial storefront is an eclectic Italianate composition, executed in textured limestone with Moorish entrances, tile roof, and battlements at the cornice. In 1943, the building was converted to a movie theater catering principally to African-Americans. It was the first such facility in the Near Northeast neighborhood, and remains fairly intact as a survivor from the era of segregated public entertainment. Designated April 25, 2002.

Olympia Apartments

1368 Euclid Street, NW

Built in 1898, the Olympia is the only remaining apartment house from the first wave of construction along 14th Street in Columbia Heights, spurred by the opening of the electric streetcar line in 1892. These buildings created the city’s first apartment corridor along the newly convenient transportation route uptown. The Olympia is also stylistically notable as a transitional mixture of Victorian and Beaux Arts design, reflecting the period from about 1895 to 1905 when monumental classicism returned to favor in Washington. In architect Albert B. Morgan’s design, the stark verticality of hexagonal bays contrasts with the tripartite horizontal layering and design motifs of a classical façade. Designated February 28, 2002.

Springland (Dent) Springhouse

3517 Springland Lane, NW

This simple structure built about 1845 is a rare example of a once-common rural appurtenance necessary to protect sources of spring water and to provide cold storage for food. The springhouse stands downhill from the Dent House, also known as *Springland*, in a swale shaped by the stream that originates there and flows east to Rock Creek. Built of granite fieldstone with a shed roof, it measures about 12 feet square. Although the spring is now dry, the water trough inside and exiting the house is well preserved. Designated June 25, 2002.

Western High School/Duke Ellington School of the Arts

1698 35th Street, NW

Western High School is among the city’s grandest Classical Revival school buildings, poised like a temple of learning on the heights above Georgetown. Built in 1897-98, it is one of the city’s first buildings constructed specifically for high school use. The design by architect Harry B. Davis is notable not just for its monumental Ionic portico and rejection of Victorian style, but also for its landscaped setting—an innovation attributable to the mature landscape that already existed on the site, a former estate known as *The Cedars*. The building is three stories with facades of red and buff brick (now painted) with limestone trim. The classroom wings were extended and the auditorium and portico widened as part of a school expansion in 1910, and after a 1914 fire, a new cornice replaced the original balustraded parapet. A rear expansion by Municipal Architect Albert Harris dates from 1925. Organized in 1890 and first housed at the old Curtis School on O Street, the school originally served white students in the western section of the District and suburbs. It accepted its first class as a high school for the arts in 1974, and graduated its last regular high school class in 1976. Designated May 23, 2002.

NATIONAL REGISTER OF HISTORIC PLACES

The State Historic Preservation Officer nominates properties for listing in the National Register of Historic Places, based on the recommendations of the Historic Preservation Review Board. During the past year, the HPRB officially adopted a multiple property documentation form to support future nominations of D.C. Public Schools. The HPRB and SHPO also nominated the following properties to the National Register:

Owl's Nest, 3031 Gates Road, NW (nominated 11/7/01; listing pending)
Clifton Terrace, 1308, 1312 & 1350 Clifton Street, NW (listed 12/26/01)
Trinity Towers, 3023 14th Street, NW (listed 12/26/01)

The HPRB and SHPO also comment on federal agency nominations of U.S. government property and National Historic Landmark designations by the Secretary of the Interior. In the past year, this involved:

Washington Aqueduct

Washington, District of Columbia; Montgomery County, Maryland and Fairfax County, Virginia

A revision to the NHL nomination to encompass the underground path of the conduit stretching from Great Falls to the Georgetown Reservoir and beyond. These areas are linked by a linear system of underground conduits, tunnels and water mains. The original boundaries were expanded in two geographic locations (Great Falls and Dalecarlia Reservoir) to incorporate extant resources associated with the Aqueduct's initial period of construction, which spanned from 1853 to 1880.

The HPO also committed grant funds to increase its production of National Register nominations. The HPO hired an additional architectural historian in a contract position to assist with nominations during FY03, and also contributed funding to the following project:

FUNDED IN FY02 (FOR COMPLETION IN FY03)

Pennsylvania Avenue Historic Site National Register Nomination

Research and prepare comprehensive National Register documentation for the Pennsylvania Avenue National Historic site; joint project with the National Park Service (\$15,000 to Robinson & Associates)

PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The Historic Landmark and Historic District Protection Act is the primary tool for protection of the city's privately owned historic resources. It ensures review of demolition, alteration, new construction, and subdivision affecting designated properties.

Rehabilitation and construction activity continued at record levels in the city's historic districts during the past year. The HPO and HPRB acted on 4,049 construction permit and related applications—a 47% increase in the number of permits compared to last year, and a 152% increase over the number in FY 1999

These preservation reviews also affected a significant portion of the total development activity in the core of the city. As reported in the Downtown BID's 2002 Development Activity Report, more than 40% of the total investment in "greater downtown" development projects—and more than 50% of the total investment in downtown development projects—involved historic preservation review.

Summary tables of permit and development activity are provided in the appendix. Hundreds of these cases were modest home improvements that HPO reviewed as a day-to-day customer service for average homeowners. Of the total, HPO staff processed 3,403 cases (or 84%) on an expedited basis under delegation from the HPRB. Major cases considered by HPRB entailed extensive staff review and participation by ANCs and other civic groups. Notable projects included the following:

DOWNTOWN PROJECTS

Atlantic Building

Revised plans approved for the “project of special merit” incorporating facades of the Atlantic and other buildings—project size is roughly doubled, with three additional historic structures to be renovated

Calvary Baptist Church

Revised plans reviewed for the replication of the church steeple, partial demolition of the Greene building, and development of a new office building (approved as a “project of special merit”)

Carroll Square

Revised plans approved for development of a ten-story office building in the 900 block of F Street, incorporating historic buildings and facades, and dedicated artists’ space

Corcoran Gallery of Art

Concept plans reviewed for demolition of the rotunda and grand stair in the 1928 Corcoran annex to allow construction of additional exhibition space and museum facilities (“project of special merit”)

915-919 E Street, NW

Review of plans for a 100-unit apartment building incorporating facades of three buildings in the Pennsylvania National Historic Site (“project of special merit”)

Shakespeare Theater/Terrell Square

Conceptual review of plans for the Shakespeare Theater to construct a second performance venue at 6th and F Streets including commercial office space

Woodward & Lothrop

Plans approved for rehabilitation and addition to the former department store

NEIGHBORHOOD PROJECTS

ANACOSTIA

Southeast Neighborhood House

Conceptual design approved for substantial reconstruction and renovation of an 1890s frame house at 1227 Mapleview Place, SE

Union Temple Baptist Church

Designs reviewed for an addition to the church and relocation of an existing historic residence

CAPITOL HILL

Lovejoy and Bryan Schools

Final design review of plans for conversion of the two historic schools to residential use, with an apartment addition at Lovejoy School and new townhouses at Bryan School

Giddings School

Review of plans to close portions of the rights-of-way of 3rd & G Streets SE to construct an outdoor swimming pool

Rowhouse Infill Projects

Multiple reviews of new rowhouses on East Capitol Street and 12th Streets in Southeast, and on Constitution Avenue and 8th Street in Northeast

CLEVELAND PARK**Friendship Shopping Center (Giant Food)**

Memorandum of Agreement concluded with Giant Food and the Cleveland Park Citizens Association, providing for expansion of the grocery store while retaining streetfront activity

COLUMBIA HEIGHTS**Tivoli Theater/Parcel 29 (14th Street, NW)**

Continued review of plans to rehabilitate the historic theater as a performing arts center, with a new Giant supermarket, retail space, and rowhouses on Monroe Street

FOREST HILLS**Owl's Nest**

Approval of a subdivision to allow construction of one new house in a compatible relationship with the historic estate

FOURTEENTH STREET/LOGAN CIRCLE**1440 Church Street, NW**

Conceptual plans approved for the development of a seven-story apartment building on vacant land in the 14th Street Historic District

Fourteenth and Church Streets, NW

Conceptual plans approved for two projects involving conversion and expansion of former automobile showrooms for apartments and retail space, at 1522-26 14th Street and 1445 Church Street

Fourteenth and P Streets, NW

Concept designs reviewed for a new apartment house at the northwest corner of 14th and P Streets, incorporating a historic commercial building

GEORGETOWN**Dumbarton Oaks Library**

Conceptual plans reviewed for construction of a library at Dumbarton Oaks, in conjunction with the Old Georgetown Board and Commission of Fine Arts

Georgetown Incinerator

Final plan revisions approved for the hotel, residential, and theater complex under construction

3303 Water Street

Concept plans approved for construction of a new office building adjacent to the C&O Canal

Cady's Alley

Continuing design review of building alterations and new construction for the Design Center West project

GEORGIA AVENUE**Banneker Recreation Center**

Plans approved for renovation and construction of an enclosed swimming facility

PALISADES

Chain Bridge Road School

Review of plans to subdivide the property and make exterior alterations to the landmark school

SHAW AND MOUNT VERNON SQUARE

1301-09 Ninth Street, NW

Conceptual design review of a six-story apartment building incorporating a row of three story buildings on 9th Street

1111 Eleventh Street, NW

Conceptual designs approved for a nine-store apartment building on a vacant lot in the Shaw Historic District

2045 Fourteenth Street, NW

Conceptual plans approved for apartment building on vacant land, with retail space at the corner of 14th and V Streets

Rowhouse Infill Projects

Plans reviewed for new rowhouses on N Street in the Blagden Alley Historic District, and on Ridge, M, and N Streets in the Mount Vernon Square Historic District

SOUTHWEST

Arena Stage

Concept plans approved to expand and dramatically modernize the building on the Southwest waterfront (“project of special merit”)

Syphax School

Final plans reviewed for partial conversion of the school to condominiums, and construction of townhouses on the remainder of the site (“project of special merit”)

TAKOMA PARK

Blair Road & Cedar Street, NW

Development plans reviewed for 46 rowhouses and commercial space on the west side of the Takoma Metro station

306 Carroll Street, NW

Conceptual plans approved for a 58-unit apartment building with street level retail on a lot opposite the Takoma Metro Station.

TENLEYTOWN

Sears Department Store

Continued review of plans for retail conversion of the old Sears Department Store, and construction of 200 apartments in a rooftop addition

Tenleytown Firehouse

Memorandum of Agreement concluded and revised plans reviewed for reconstruction and expansion of the firehouse, while preserving its historic facades

U STREET

Temperance Court, NW

Conceptual review for construction of 12 single-family affordable housing units on vacant land in the Greater U Street Historic District

13th & U Streets, NW

Conceptual design review of a proposed three-story office building at the 13th and U Street entrance to the Cardozo-U Street Metro station

Rowhouse Infill Projects

Concept designs and construction plans reviewed for new rowhouses on 9½, 14th, V, and Seaton Streets

INSPECTIONS AND ENFORCEMENT

HPO inspectors respond to public complaints and routinely canvass historic districts to identify work being undertaken without appropriate permits. Inspectors also monitor work in progress under approved permits in order to ensure completion in accordance with the permit conditions. In September 2002, the HPO hired a second inspector to assist with these activities.

Upon issuance of violation notices, HPO inspectors work directly with owners and contractors to encourage voluntary compliance with permit requirements. This effort is intended to help minimize administrative hearings and avoid imposition of unnecessary fines. A summary of enforcement actions is provided in the Appendix. Major enforcement activities during the past year included:

901 R Street, NW

Emergency demolition of a historic rowhouse and cabaret without SHPO review led HPO and DCRA to review and improve coordination procedures

Proposed Emergency Regulations

HPRB adopted emergency regulations to address new legislation affecting the procedures for condemnation of unsafe and unsanitary historic structures

1229 E Street, SE (Shotgun House)

HPO and HPRB approved demolition of two deteriorated historic properties, but moved to enforce demolition by neglect protections for a historic shotgun house, in coordination with the Board of Condemnation

3025-27 M Street, NW

HPO and HPRB required owners to remediate unpermitted demolition of the rear of a historic commercial building

20 Ninth Street, NE

HPO, HPRB, DCRA, and Corporation Counsel coordinated action to enforce permit violations and construction of a two-story house addition without prior HPRB review

FEDERAL PROJECT (SECTION 106) REVIEW

Under Section 106 of the National Historic Preservation Act, the SHPO reviews federal agency projects and federally sponsored or licensed projects affecting designated or potential historic and archaeological resources. The SHPO works directly with sponsoring agencies, civic groups, and the general public to ensure

that adverse effects on historic properties are avoided or properly mitigated. Reviews are also conducted in close coordination with other review bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, Commission of Fine Arts, and National Capital Memorials Commission.

During the past year the SHPO reviewed 110 projects involving housing rehabilitation, alterations to federal buildings, memorials construction, transportation improvements, and placement of telecommunications antennae and monopoles. There were also more than 142 determinations made regarding the historic eligibility or non-eligibility of buildings potentially affected by construction projects. Major Section 106 projects for FY02 included:

FEDERAL PROJECTS

Washington Monument Grounds

Review of a comprehensive plan for improved security and visitor facilities at the monument, to include retaining walls, relandscaping, restoration of the entry lodge, and construction of underground access

National Mall Memorials

Continuing review of artwork for the World War II memorial and a commemorative plaque at the Vietnam Veterans Memorial

Thomas Masaryk Memorial

Erection of a statue of the Czechoslovak political leader and philosopher, donated by the Czech Republic, at Massachusetts Avenue and 22nd Street, NW

Walter Reed Army Medical Center

New child development center and several renovation projects reviewed at Walter Reed Hospital, with consultation continuing on proposed demolition on the hospital grounds

Washington Navy Yard

Review of rehabilitation projects and an intensive architectural survey of the Navy Yard Historic District to facilitate assessment of future projects

Washington Aqueduct

Consultation with the Army Corps of Engineers on a Washington Aqueduct Visitors Center and work at Georgetown and Dalecarlia Reservoirs

Emergency Planning

HPO reviewed a flood minimization project and a pre-disaster mitigation project submitted by the Federal Emergency Management Agency

DISTRICT PROJECTS

Many District of Columbia projects are subject to Section 106 review because of Federal grant funding, management support, or licensing. Such projects include bridge rehabilitation, roadway improvements, upgrading of recreation centers, public housing replacement, and housing rehabilitation assistance. The SHPO staff works closely with other D.C. agencies in the review of these projects. Major efforts during the last year involved:

D.C. Public Schools

Capital improvements modernization program by DCPS and the U.S. Army Corps of Engineers involving multiple demolition, additions and rehabilitation projects for D.C. schools, including:

WARD 1: Cardozo Senior High (modernization), H.D. Cooke Elementary (modernization and replacement of 1961 addition)

WARD 2: Ross Elementary (modernization), School Without Walls (planning concept)

WARD 3: Deal Junior High (concept plans for

WARD 4: Brightwood Elementary (modernization and replacement of additions), MacFarland Middle (planning concept for renovation)

WARD 5: McKinley Senior High (rehabilitation), Slowe Elementary (modernization), Wheatley Elementary (modernization concept)

WARD 6: Walker-Jones Elementary (replacement)

WARD 7: Smothers Elementary (modernization), Sousa Junior High (modernization), Thomas Elementary (replacement), Woodson Senior High (replacement)

WARD 8: Anacostia Senior High (modernization and replacement of additions), Birney Elementary (replacement with partial preservation), Kramer Middle (modernization)

Unified Communications Center

Preliminary agreement with OCTO on the terms of a Memorandum of Agreement governing construction of a new facility at St. Elizabeths Hospital, to include relocation and stabilization of several historic buildings

D.C. Courthouse Parking Garage

Preliminary review of plans for an underground parking garage adjacent to the D.C. Superior Court (Old City Hall), addressing planning, archaeological, and architectural concerns

Reservation 13

Consultation with GSA on the transfer of jurisdiction over Reservation 13, including preliminary survey of potential historic and archaeological resources

Thomas Circle

Review of plans by DDOT and the National Park Service to reconfigure outdated and disruptive traffic patterns at Thomas Circle

Fort Greble Staging Area

Assessment of damage to Fort Greble, and remediation of impacts from a DDOT staging area for Wilson Bridge, constructed without proper review

PRESERVATION TAX INCENTIVES

The SHPO encourages property owners to take advantage of the federal tax incentive for rehabilitation of income-producing historic properties. There is also a lesser federal incentive for donation of easements on historic property. During the past year, the SHPO reviewed and forwarded to the National Park Service 154 certifications for easements, 13 certifications for rehabilitation, and 5 certifications for completed work under this program. Projects approved for final certification represented a total investment of more than \$78 million in rehabilitation and related development costs. Major tax certification projects included:

Alban Towers

Final certification of award-winning rehabilitation, totaling \$42 million in certified costs and \$109 million overall

General Post Office (Hotel Monaco)

Conversion to 185-room hotel completed, including private sector contribution of \$40 million in rehabilitation costs

Columbia Heights Apartment Buildings

Tax incentives were critical in financing major apartment building rehabilitation projects, including Clifton Terrace, Meridian Manor, the Olympia, and Trinity Towers

DEVELOPMENT GRANTS AND COVENANTS

The SHPO monitors preservation covenants on selected historic properties, including landmarks rehabilitated with federal funds, or qualifying for property tax relief under the D.C. Official Code. In some cases involving District-owned property rehabilitated with federal assistance, protection in lieu of a covenant is ensured through enforcement of the D.C. preservation law. These properties include the Old City Hall, Eastern Market, and Central Public Library (Carnegie Library) at Mount Vernon Square.

Important covenant projects during FY02 included:

City Museum

Rehabilitation of the Central Public Library continued under a 99-year lease to the Historical Society of Washington, D.C., assisted by a \$390,000 grant from Save America's Treasures

Sewall-Belmont House

SHPO signed a 50-year covenant for protection of the Sewall-Belmont House at 144 Constitution Avenue, NE, in conjunction with a Save America's Treasures grant

NEIGHBORHOOD OUTREACH AND PUBLIC EDUCATION

Active public involvement is an integral part of the historic preservation process. There is extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in meetings of the HPRB, and at other forums. The SHPO also maintains regular direct contact with community organizations citywide, and sponsors public education and information efforts aimed at encouraging citizen awareness of preservation programs.

During FY02, the HPO continued a major effort to increase its education and outreach programs, both in-house and through community partnerships. The HPO allocated federal funds to hire a part-time education/outreach coordinator on a contract basis (to begin in FY03), and continued to target a significant portion of its federal grant money to priority outreach initiatives, including the following:

COMPLETED IN FY02

African-American Heritage Trail (Phase I)

Survey and identification of a projected 200 sites related to the history of African-Americans in the District of Columbia, in preparation for the development of a city-wide heritage trail (\$73,000 to the DC Heritage Tourism Coalition)

Historic District Brochures

Historic district brochures for the Shaw, U Street, Mount Vernon Square, and Foggy Bottom Historic Districts (\$65,000 to the D.C. Preservation League)

Anacostia Neighborhood History

Update of the original *Anacostia Story* published by the Smithsonian's Anacostia Museum—documenting the memories of many of the community's older residents in *The Story of Hillside, 1930-2000* (\$30,000 to Frederick Douglass Gardens)

Historic District Signage (Phase I)

Development of concepts for a street signage system to mark and raise awareness of the city's historic districts and sites, in coordination with DDOT and the community (\$19,000 to the DC Heritage Tourism Coalition)

FUNDED IN FY02 (FOR COMPLETION IN FY03)

African-American Heritage Trail (Phase II)

Development of a publication and city-wide signage program for marking significant African-American historical sites (\$39,700 to the D.C. Heritage Tourism Coalition)

Historic Signage Program, Phases II & III

Refinement of graphic designs and for the street signage program, and development of an implementation plan in coordination with DDOT and community groups (\$13,000 to the D.C. Heritage Tourism Coalition and \$15,000 to the D.C. Preservation League)

Historic District Brochures

Preparation and printing of an informational brochure on the Capitol Hill Historic District (\$24,000 to the D.C. Preservation League)

Archaeological Report Database

Development of a catalog and database of citywide archaeological investigation reports giving information on identified archaeological sites (\$11,000 to the Historical Society of Washington, D.C.)

Archaeological Pilot Project

Pilot archaeological project to provide hands-on experience for D.C. public school children (\$1,600 to Hannah Jopling)

APPENDICES

PERMIT APPLICATIONS REVIEWED UNDER THE HISTORIC PROTECTION ACT

From October 1, 2001 to September 30, 2002, the Mayor's Agent, Historic Preservation Review Board, and Historic Preservation Office reviewed the following construction permit applications affecting historic properties:

	<u>ALTERATION</u>	<u>NEW CONSTRUCTION</u>	<u>DEMOLITION</u>	<u>SUBDIVISION</u>	<u>CONCEPT</u>	<u>OTHER</u>	<u>TOTAL</u>
Historic Landmarks	102	3	1	10	10	37	163
Historic Districts							
Anacostia	18	-	-	-	1	6	25
Blagden Alley	6	-	-	-	-	2	8
Capitol Hill	525	85	8	12	23	137	790
Cleveland Park	105	1	-	2	11	13	132
Downtown	47	-	4	4	2	30	87
Dupont Circle	153	-	-	3	6	60	222
Fifteenth Street	8	-	-	-	1	4	13
Foggy Bottom	15	-	-	-	-	8	23
Fourteenth Street	84	4	-	4	13	39	144
Georgetown	392	2	1	6	51	131	583
Grant Road	-	-	-	-	-	-	0
Kalorama Triangle	31	-	-	-	2	10	43
Lafayette Square	2	-	-	-	-	4	6
LeDroit Park	41	-	1	1	-	7	50
Logan Circle	13	-	-	-	-	2	15
Massachusetts Avenue	18	-	2	-	2	15	37
Mount Pleasant	153	-	2	1	2	29	187
Mount Vernon Square	60	-	-	5	3	16	84
Pennsylvania Avenue	57	-	1	-	2	52	112
Shaw	51	-	-	3	4	10	68
Sheridan-Kalorama	73	-	-	1	4	12	90
Sixteenth Street	14	-	-	-	-	11	25
Strivers' Section	33	1	-	-	2	9	45
Takoma Park	13	1	-	-	2	8	24
U Street	139	9	1	4	12	56	221
Woodley Park	37	-	1	-	1	5	44
Other Properties	268	2	230	120	1	187	808
Total	2458	108	252	176	155	900	4049

Note: Under type of work, "other" includes permits for use of public space, change of use permits, and determinations of eligibility for zoning waivers applicable to historic properties; "alterations" include interior work and partial demolition. "Other properties" include those under the jurisdiction of Commission of Fine Arts and those outside of historic districts.

PUBLIC HEARINGS HELD BY THE MAYOR'S AGENT

Under the Historic Landmark and Historic District Protection Act, the Mayor's Agent is required to hold a public hearing on a permit application in the following instances:

- for demolition of a historic landmark or building contributing to the character of a historic district;
- for subdivision of a historic landmark property (including division or assembly of land);
- in cases where the applicant claims unreasonable economic hardship or proposes to construct a "project of special merit;"
- upon request of an applicant having received a recommendation for denial from the Historic Preservation Review Board or Commission of Fine Arts; and,
- in any other case deemed appropriate by the Mayor.

For a permit to be issued after the public hearing, the Mayor's Agent must find that failure to issue the permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest. "Necessary in the public interest" is defined to mean consistent with the purposes of the Historic Protection Act, or necessary to allow the construction of a project of special merit. A "project of special merit" means "a plan or building having significant benefits to the District of Columbia or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services."

During the past year, the Mayor's Agent issued orders or held hearings on the following cases:

1817 10th Street, NW

Hearing date:	2/11/02
Case Number:	01-023, 01-516
Nature of permit request:	Alteration and repair (replacement windows)
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship	Yes
Status:	Denied

415 8th Street, NE

Hearing date:	2/20/02
Case Number:	01-571
Nature of permit request:	Alteration (replacement windows)
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship	Yes
Status:	Denied

443 M Street, NW

Hearing date:	2/20/02
Case Number:	01-575
Nature of permit request:	Alteration (replacement windows)
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship	Yes
Status:	Denied

Tenleytown Firehouse (4300 Wisconsin Avenue, NW)

Hearing date:	4/9/02
Case Number:	02-223
Nature of permit request:	Partial demolition, alteration, and addition
Reason for hearing:	Statutory requirement

Claim of economic hardship No
Status: Approved as a project of special merit

Corcoran Gallery of Art (500 17th Street, NW)

Hearing date: 4/16/02
Case Number: 02-284
Nature of permit request: Partial demolition and addition
Reason for hearing: Statutory requirement
Claim of economic hardship No
Status: Approved as a project of special merit

2647 Woodley Road, NW

Hearing date: 6/25/02
Case Number: 02-241
Nature of permit request: Alteration (window replacement)
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship Yes
Status: Denied

942 P Street, NW

Hearing date: 6/25/02
Case Number: 01-140, 02-155
Nature of permit request: Curb cut and driveway
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship No
Status: Pending

1801 Lamont Street, NW

Hearing date: 6/26/02
Case Number: 02-322
Nature of permit request: Alteration (re-roofing)
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship Yes
Status: Denied

3324-3326 M Street, NW

Hearing date: 6/26/02
Case Number: 02-118
Nature of permit request: Alteration (storefront)
Reason for hearing: Denial recommended by OGB
Claim of economic hardship? Yes
Status: Denied

Atlantic Building (920-942 F Street, NW; 10th & F Streets, NW)

Hearing date: 7/8/02
Case Number: 02-261 and 02-266
Nature of permit request: Revision to an approved "project of special merit"
Reason for hearing: Statutory requirement
Claim of economic hardship No
Status: Approved as a project of special merit

3061 M Street, NW

Hearing date: 9/4/02
Case Number: 02-398
Nature of permit request: Alteration (storefront)
Reason for hearing: Denial recommended by OGB
Claim of economic hardship: Yes
Status: Approved as consistent with the purposes of the Act

Calvary Baptist Church (711-23 8th Street, NW)

Hearing date: 9/10/02
Case Number: 01-044
Nature of permit request: Reopening proceedings for proposed project of special merit
Reason for hearing: Statutory requirement
Claim of economic hardship: No
Status: Approved as a project of special merit

Arena Stage (1106 6th Street, SW)

Hearing date: 9/10/02
Case Number: 02-471, 02-472; 02-515
Nature of permit request: Subdivision, demolition and new construction
Reason for hearing: Statutory requirement
Claim of economic hardship: No
Status: Approved as a project of special merit

INSPECTIONS AND ENFORCEMENT OF PRESERVATION LAW VIOLATIONS

Number of Inspections by Historic District

Historic Landmarks	6
Anacostia	3
Bladgen Alley/Naylor Court	2
Capitol Hill	131
Cleveland Park	16
Downtown	3
Dupont Circle	22
Fifteenth Street Financial	0
Foggy Bottom	8
Fourteenth Street	26
Georgetown	101
Grant Road	0
Kalorama Triangle	12
LeDroit Park	21
Logan Circle	1
Mount Pleasant	52
Mount Vernon Square	14
Shaw	35
Sheridan-Kalorama	16
Strivers Section	8
Takoma Park	1
U Street	60
Woodley Park	13
Total	551

Enforcement Actions Taken

Stop Work Orders	104
Violation Notices	84
Notices of Infraction	64
Review of Cases Filed after Enforcement	86
Total	338

Cases Prepared for Adjudication

Hearings Attended by Inspector	37
Hearings Canceled after Fines Paid	19
Total	56

Revenue from Infractions

Fines Assessed under Issued Infraction Notices	\$58,129
Revenue Collected after Adjudication	\$14,886

HISTORIC PRESERVATION DEVELOPMENT ACTIVITY

DOWNTOWN PROJECTS AS OF THE END OF 2002

	Completed After 1999	Under Construction	Near-Term Planning Phase	Medium-Term Planning Phase	Long-Term Planning Phase	Total
Total Project Investment	\$2,024 M	\$2,966 M	\$1,094 M	\$1,451 M	\$240 M	\$7,775 M
Total Reviewed by SHPO/HPRB*	\$ 887 M	\$1,784 M	\$ 857 M	\$ 317 M	\$240 M	\$4,085 M
% of total	44%	60%	78%	22%	100%	52%

GREATER DOWNTOWN PROJECTS AS OF THE END OF 2002**

	Completed After June 2000	Under Construction	Near-Term Planning Phase	Medium-Term Planning Phase	Long-Term Planning Phase	Total
Total Project Investment	\$1,552 M	\$2,071 M	\$1,380 M	\$630 M	\$1,495 M	\$7,128 M
Total Reviewed by SHPO/HPRB*	\$ 462 M	\$ 845 M	\$ 115 M	\$480 M	\$1,180 M	\$3,082 M
% of total	30%	41%	8%	76%	79%	43%

*includes projected reviews of projects in planning phase

** Greater Downtown is south of Florida Avenue, west of 4th Street NE/SE, and north of E Street SE/SW

Source: Downtown BID's 2002 Development Activity Report:

FEDERAL PROJECTS REVIEWED UNDER SECTION 106 OF NHPA

DETERMINATIONS OF ELIGIBILITY

<u>Responsible Federal Agency</u>	<u>Eligible</u>	<u>Not Eligible</u>	<u>Total</u>
D.C. Department of Health	-	1	1
Department of Labor	-	1	1
HUD/DHCD/DCHA	28	119	147
Total	28	121	149

DETERMINATIONS OF EFFECT

<u>Responsible Federal Agency</u>	<u>No Effect</u>	<u>No Adverse</u>	<u>Adverse</u>	<u>Total</u>
Amtrak/MTA	2	-	-	2
Department of Agriculture	-	1	-	1
Department of Defense				
Army Corps of Engineers	7	-	1	8
U.S. Air Force	1	-	-	1
U.S. Army	1	7	1	9
U.S. Marine Corps	-	2	-	2
U.S. Navy	-	6	-	6
Department of Labor	-	1	-	1
Department of the Treasury	-	2	-	2
District of Columbia				
Department of Health	1	-	-	1
Department of Parks & Recreation	2	-	-	2
Department of Transportation	2	-	-	2
Federal Communications Commission	13	13	-	26
Federal Deposit Insurance Corporation	-	1	-	1
Federal Emergency Management Administration	1	1	-	2
Federal Highway Administration	-	2	-	2
General Services Administration	1	16	-	17
HUD/DHCD/DCHA	1	8	-	9
National Capital Planning Commission	-	1	-	1
National Park Service	-	11	1	12
United States Holocaust Museum	-	1	-	1
Union Station Redevelopment Corporation	-	1	-	1
WMATA	-	1	-	1
Total	32	75	3	110

MEMORANDA OF AGREEMENT

<u>Responsible Federal Agency</u>	<u>Project</u>
HUD/DHCD	Tivoli Theater
Federal Highway Administration	Woodrow Wilson Bridge (Rock Creek Fish Passages)
NPS	Washington Monument Grounds

**PROPERTIES CERTIFIED FOR FEDERAL PRESERVATION TAX INCENTIVES
(Certified Rehabilitation and Easements)**

HISTORIC LANDMARKS

Alban Towers, 3700 Massachusetts Avenue, NW
Clifton Terrace, 131 Clifton Street, NW
Folger Hibbs, 725 15th Street, NW
Hay Adams Hotel, 800 16th Street, NW
Meridian Manor, 1424 Chapin Street, NW
Olympia Apartments, 1368 Euclid Street, NW
Tariff Building (Hotel Monaco), 700 F Street, NW
Trinity Towers, 3023 14th Street, NW
Washington Loan & Trust, 900 F Street, NW

HISTORIC DISTRICTS

Blagden Alley

115 8th Street, SE

Capitol Hill Historic District

105 2nd Street, NE

108 3rd Street, NE

13 4th Street, NE

408 6th Street, SE

18 7th Street, SE

27 7th Street, SE

116 8th Street, NE

229 8th Street, NE

241 9th Street, NE

302 9th Street, SE

313 9th Street, SE

732 9th Street, SE

217 10th Street, SE

111 12th Street, NE

227 12th Street, SE

154 12th Street, SE

146 13th Street, SE

333 13th Street, SE

324 A Street, NE

326 A Street, NE

619 A Street, NE

708 A Street, NE

417 A Street, SE

606 A Street, SE

516 Constitution Avenue, NE

630 E Street, NE

1110 East Capitol Street, NE

1112 East Capitol Street, NE

653 East Capitol Street, SE

911 East Capitol Street, SE

1119 Independence Avenue, SE

300 Independence Avenue, SE

304-306 Independence Avenue, SE

908 Massachusetts Avenue, NE

1010 Massachusetts Avenue, NE

1310 Massachusetts Avenue, SE

421 New Jersey Avenue, SE

Cleveland Park Historic District

3150 Highland Place, NW

3224 Highland Place, NW

3030 Newark Street, NW

3214 Newark Street, NW

3401 Newark Street, NW

3007 Porter Street, NW

Dupont Circle Historic District

1825 16th Street, NW

1617 19th Street, NW

1630A 19th Street, NW

1634 19th Street, NW

1639 19th Street, NW

1400 21st Street, NW

1403 21st Street, NW

1726 21st Street, NW

1311 22nd Street, NW

1221 Connecticut Avenue, NW

1721 Connecticut Avenue, NW

1447 Corcoran Street, NW

1722 Corcoran Street, NW

1832 Corcoran Street, NW

2012 Hillyer Place, NW

2019 Hillyer Place, NW

2020 Hillyer Place, NW

2022 Hillyer Place, NW

1413 Hopkins Street, NW

1750 N Street, NW

1818 N Street, NW

1700 Q Street, NW

1709 Q Street, NW

1625 R Street, NW

1904 R Street, NW

2019 R Street, NW

1621 S Street, NW

Fourteenth Street Historic District

1420 15th Street, NW

1342 Corcoran Street, NW

1420 Corcoran Street, NW

1451 Corcoran Street, NW

1525 O Street, NW

1434 Q Street, NW

1311 Rhode Island Avenue, NW

1768 T Street, NW

Georgetown Historic District

1301 28th Street, NW

1517 28th Street, NW

1242 29th Street, NW

1409 29th Street, NW

1413 29th Street, NW

1304 30th Street, NW

1601 31st Street, NW

1675 32nd Street, NW

1307 35th Street, NW

1317 35th Street, NW

1411 35th Street, NW

1426 35th Street, NW

1652 Avon Place, NW

1655 Avon Place, NW

3301 Dent Street, NW
3017 Dumbarton Street, NW
2706 N Street, NW
2707 N Street, NW
2900 N Street, NW
3254 N Street, NW
3265 N Street, NW
3318 N Street, NW
3422 N Street, NW
1521 O Street, NW
3010 O Street, NW
3030 O Street, NW
2733 P Street, NW
2914 P Street, NW
2928 P Street, NW
3010 P Street, NW
3052 P Street, NW
3141 P Street, NW
1513 Q Street, NW
3014 Q Street, NW
3411 Q Street, NW
3318 Volta Place, NW

Kalorama Triangle Historic District

1926 Biltmore Street, NW
1967 Biltmore Street, NW
1827 Phelps Place, NW

Logan Circle Historic District

1324 Vermont Avenue, NW
1328 Vermont Avenue, NW

Mount Pleasant Historic District

3320 17th Street, NW
3332 19th Street, NW
1646 Monroe Street, NW
1850 Monroe Street, NW
1611 Park Road, NW
1841 Park Road, NW

Mount Vernon Square Historic District

1121 5th Street, NW
1322 5th Street, NW
1244 10th Street, NW

Pennsylvania Ave National Historic Site

400 5th Street, NW

Shaw Historic District

1422-26 9th Street, NW
1314 12th Street, NW

Sheridan-Kalorama Historic District

1711 22nd Street, NW
1810 24th Street, NW
2116 Bancroft Place, NW
2131 Bancroft Place, NW
10 Kalorama Circle, NW
16 Kalorama Circle, NW
78 Kalorama Circle, NW
2119 Leroy Place, NW
2137 Leroy Place, NW
2238 Q Street, NW
2435 Tracy Place, NW
2139/41 Wyoming Avenue, NW
2146 Wyoming Avenue, NW
2320 Wyoming Avenue, NW
2325 Wyoming Avenue, NW

Sixteenth Street Historic District

1720 16th Street, NW
1905 16th Street, NW

Strivers' Section Historic District

1768-74 U Street, NW

U Street Historic District

1830 15th Street, NW
2002 15th Street, NW
1209 S Street, NW
1509 Swann Street, NW
1343 T Street, NW
1312 W Street, NW

Woodley Park Historic District

2826 27th Street, NW

